

Where Wheat Is King

And all other Crops are Grown Successfully.

"Every time the sun rises and sets in the United States the value of the farm lands of our country increase one million dollars."

W. B. Wilson,
Secretary U. S. Dept. of Agriculture.

**An Investment in Real Estate is an Investment
in nature's own warehouse and is the basis of all wealth.**

Cheyenne County, Colorado, is situated in the eastern part of the state just south of the divide between the Arkansas and Platte Rivers.

The surface is level to gently rolling. The soil is a chocolate loam of considerable depth. It yields readily to cultivation and is very retentive of moisture. The average annual rainfall varies from 18 to 20 inches, and the mean annual temperature is from 49 to 55 degrees. The summers are not excessively hot and the winters are open and generally favorable to stock feeding.

**BUY
CHEYENNE
COUNTY
COLORADO
LAND.**

Water is obtained at a depth of from 30 to 200 feet. The water is soft, no alkali, and very pure—being snow water from the mountains.

There are 83 school districts in Cheyenne County. The population in 1900 was 510 and in 1918 it was about 5,000. This is the largest increase in population shown by any county in the state.

The main line of the Union Pacific Railroad from Kansas City to Denver runs through the center of the county from east to west.

The natural roads are always in good conditions. There is no such thing as bad spring and winter roads.

**Sixty Thousand Acres Controlled by the
HOLLMAN & SEBASTIAN AGENCY**

North Platte, Nebraska.

J. C. HOLLMAN,
Attorney.

J. E. SEBASTIAN,
General Manager.

W. H. BARRETT,
Mgr. Farm Dept.

CONSIDER WELL THESE FACTS.

The dollar has become deflated in value, so that it will buy one-third what it would in staples a few years ago. What is the remedy? If you find yourself slipping, needing a change and decide to "go back to the farm", consider very carefully where you want to establish yourself. Surely not to the high priced districts of Iowa, Illinois and eastern Nebraska where fortune would be favoring you, with almost super-human efforts exerted, to realize 5 per cent on your investment. You don't want to consider for yourself and family the life of a frontiersman, by living a life of denial of social benefits, to acquire a tract of land of questionable value by homesteading. Neither lend hope or desire.

The happy medium is EASTERN COLORADO—CHEYENNE COUNTY—where schools and churches are already established, where civilization is now flourishing, yet has not become corrupted as it has in our large cities, and where good, rich level, productive land can be purchased from \$35 to \$50 per acre, and where a good living, and more, can easily be made without driving yourself and family to an early grave with work and worry.

There are also excellent opportunities in CHEYENNE COUNTY for the investor. The successful men in every community are those who bought land. There is room for you and your friends and all we ask is that you see for yourself.

If interested fill out attached Coupon and mail promptly.

The Hollman & Sebastian Agency,
North Platte, Nebr.

Gentlemen:

With the understanding that I will be placed under no obligations, kindly furnish me with further information relative to Cheyenne County Colorado land.

Yours truly,

Name.....

Address.....